

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

## 140 PUBLIC NOTICES

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### SUBSTITUTED TRUSTEES' SALE OF

VALUABLE IMPROVED  
FEI: SIMPLE  
PROPERTY

EQUITY NO. 34334

Under and by virtue of the power of sale contained in a certain deed of trust from Equity Fund Home Investors to Miller S. Redden, III, trustee, dated the 27th day of July, 1981, and recorded in Book 1152, Page 592 among the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by the deed of trust having appointed A. Howard Metro and Larry E. Walker, substituted trustees, by instrument duly executed, acknowledged and recorded among the Land Records, of the County aforesaid, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned substituted trustees will sell at public auction at the main entrance to the Frederick County Courthouse, 100 West Patrick Street, Frederick, Maryland, on Wednesday, May 9, 1984, at 10:15 a.m.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON, situated in Frederick County, Maryland and described as follows:

Being known and designated at Lot numbered Seventeen (17) as shown on Plat entitled "Plat One, Subdivision of Parcel 'G', Section Eight, HILLCREST ORCHARDS" which Plat is recorded among the Land Records of Frederick County in Plat Book No. 22, Folio 194; which has the address of 533 Ellrose Court, Frederick, Maryland 21701.

The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same, if any, and subject to a certain leasehold, the terms of which will be announced at the time of the sale.

TERMS OF SALE: A cash deposit or certified check of Five Thousand Dollars (\$5,000.00) shall be paid at the time and place of sale, balance in cash at settlement which shall be twenty (20) days after final ratification of sale by the Circuit Court for Frederick County, Maryland unless said period is extended by the Trustees, their successors or assigns for good cause shown, time being of the essence; interest at the rate of thirteen percent (13%) per annum shall be paid on unpaid purchase money from date of sale to date of settlement. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges shall be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. The improvements are being sold in an "as is" condition with purchaser responsible for any and all outstanding housing code violations.

SUBSTITUTED  
TRUSTEES

A. Howard Metro  
Larry E. Walker

Apr. 19, 26, May 3

Frederick, Md.

This is to certify that the annexed

Notice

was published in

Public News-Post

a newspaper published in Frederick County on the following

dates:

April 19, 26, May 3

THE NEWS-POST

Per

M. Main

Filed  
May 16, 1984